

# CITY OF YUBA CITY

## Notice of A Public Hearing before the Planning Commission

Notice is hereby given that the Yuba City Planning Commission will conduct a public hearing to consider a resolution approving Use Permit (UP) 24-04, Variance (V)24-01, and Tentative Parcel Map (TPM) 24-01, located at 590 Colusa Avenue.

The project will be considered the following date and time:

Date: Wednesday, February 26, 2025  
Time: 6:00 p.m., or shortly thereafter  
Location: City Hall Council Chambers,  
1201 Civic Center Blvd., Yuba City

**Project Description:** The project includes the following entitlements:

**UP 24-04** proposes a 2,870 square foot restaurant with a drive through.

**V 24-01** proposes to reduce the minimum required distance between a car wash operation and nearest residence from 100 ft. to approximately 10 ft.

**TPM 24-01** will divide the 2.02-acre property into three commercial parcels. The lot sizes will be 0.93 acres, 0.71 acres, and 0.38 acres.

**Project Location:** The property is located on the southeast corner of Colusa Avenue and Olive Street. Assessor's Parcel Number 52-161-042.

**Environmental Review:** An Environmental Assessment (EA) was prepared for the project and available online at [www.yubacity.net/environmental](http://www.yubacity.net/environmental) for a 20-day review period beginning February 7, 2025 through February 26, 2025. Written comments for the project with respect to the EA or related items may be submitted to the Planning Division before, at, or until the close of the public hearing.

All interested parties are invited to attend the public hearing and express their opinions. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission prior to the meeting. For additional information, please contact the Planning Division at [developmentsservices@yubacity.net](mailto:developmentsservices@yubacity.net).

The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. If you need assistance in order to attend the meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation, the City is happy to help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or (TTY: 530-822-4732), so such aids or services can be arranged. Requests may also be made by email at [cityclerk@yubacity.net](mailto:cityclerk@yubacity.net) or [citymanager@yubacity.net](mailto:citymanager@yubacity.net) or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.